



Historical Preservation Commission Minutes

The regular meeting of the Historical Preservation Commission was held on August 08, 2023 at 3:30 PM in the Community Room of the City/County Building at 414 E. Callender Street. This meeting was facilitated by Chair Jack Luther.

1. Call to Order (3:33 pm)

2. Roll Call – (recording 0:20 mins)

In attendance: HPC Members Jack Luther, Thom Blurock, Lindie Gibson and Kristin Vanderland. (Ron Nemetz excused). Staff: Jennifer Severson, Planning Director

3. Approval of June 13, 2023 Minutes (0:56 mins)

- Motion to approve by Blurock, second by Gibson
- Motion passed 4-0

4. General Public Comments - none

5. New Business (1:47 mins)

- A. **Design Review- ~~Dreamboat Market Outdoor Space~~ *Event Space Name is Landlocked* (113 W. Park St., Ste. 3), new open air gathering space with deck/ tables/ chairs/ lights (*event space is vacant lot between Park Place and the Albemarle buildings*)**
- Severson stated signage details were not provided for this application
 - Much of the proposed event space infrastructure already completed; stop work order issued until HPC Design Review is complete.
 - Pergolas, trellis, beams, spaced dividers, planters, swinging antique doors, wood colors, lights approved as shown in application; Luther expressed concerns if building code requires beams to be anchored to adjacent buildings
 - Commission asked if building owner was aware of the work completed in this space; Severson confirmed this will be looked at during building permit review
 - Additional information needed to review any signage for the event space
 - **Motion by Gibson to approve material, structure including if further extended away from Park St, colors, lighting; second by Vanderland**
 - **Motion passes 4-0.**
 - **Motion by Blurock to deny signage until additional details provided; second by Gibson.**

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- **Motion passes 4-0.**

NOTE: *red, bold italics* were added after the meeting to provide clarification on meeting discussion

B. Downtown Historic Surveys- draft Scope of Work (27:30 mins)

- Severson reviewed draft SOW for the RFQ for additional surveys of downtown historic district buildings; requested if Commission has questions or requests revisions
- Severson confirmed that the state has requested a map be included in final deliverable; also that 'Fainting Goat' building be prioritized for first survey to be completed when consultant is hired to facilitate historic tax credit eligibility
- SOW to be reviewed by SHPO staff before finalized and RFQ is released
- Severson confirmed she is aware of a few possible consultants who may be interested in the work
- Commission did not have any concerns or request changes to draft SOW
- No motion necessary

6. Old Business (40:00 mins)

A. Urban Renewal Agency Housing Rehab Program Guidelines- now available on URA webpage: <https://www.livingstonmontana.org/bc-ura> (questions about the program can be directed to URA@livingstonmontana.org)

- Severson confirmed the URA rehab grant program was approved
- Questions from Commission about Downtown Master Plan consultant visit next week; Severson confirmed the consultant will be in town next week if anyone is interested in meeting with them; Blurock asked who will meet with the consultants, Severson confirmed small focused stakeholder groups will be set up for initial meetings; broader public outreach to follow. Consultant will present at City Commission meeting and will be at Farmer's Market city tent for Q&A. Parking study will begin at the same time so peak tourist season can be included in parking baseline.
- Blurock asked about new code enforcement staff person, Severson explained how code enforcement will work in near term until new code enforcement staff is trained (parking only at first); Severson will remain involved for zoning code violations.
- In response to Commission questions, Severson confirmed next week's Planning Board agenda for new subdivision and what is on Commission meeting agenda in case HPC members would like to attend meetings.

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7. Board Comments (55:55 mins)

- Gibson asked about the existing historic The Sport sign; concerns because that business is no longer there. Other Commission members indicated there are no concerns and sign should be allowed to remain because it's historic. Brief discussion about what appears on Google Street view at that location.
- Luther is concerned about exterior building renovations that are occurring that are not going through HPC design review, recently the 'Soup Bar' building- new windows appear to have been installed. Severson will look into it (however, staff does not have resources to look into work completed further in past). Luther also mentioned NW corner of Callender and B Street. Severson requested HPC members provide addresses and/or business names to research (Montana Hat Company, Dawn Josephine)

8. Adjournment (4:42 pm)